

179.0

0006

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

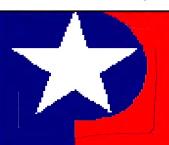
658,400 / 658,400

USE VALUE:

658,400 / 658,400

ASSESSED:

658,400 / 658,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		BROWNING RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: RIZZO IRENE-ETAL	
Owner 2: RIZZO ROBERT J-DONNA MARIE	
Owner 3:	

Street 1: 40 BROWNING ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: RIZZO IRENE-ETAL -

Owner 2: RIZZO ROBERT J-DONNA MARIE -

Street 1: 40 BROWNING ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 7,900 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 1646 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7900		Sq. Ft.	Site		0	70.	0.83	7									459,902						459,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		7900.000	198,500		459,900	658,400				
Total Card		0.181	198,500		459,900	658,400	Entered Lot Size			
Total Parcel		0.181	198,500		459,900	658,400	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	399.90	/Parcel: 399.9	Land Unit Type:			

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	198,500	0	7,900.	459,900	658,400	658,400	Year End Roll	12/18/2019
2019	101	FV	181,200	0	7,900.	459,900	641,100	641,100	Year End Roll	1/3/2019
2018	101	FV	181,200	0	7,900.	387,600	568,800	568,800	Year End Roll	12/20/2017
2017	101	FV	181,200	0	7,900.	354,800	536,000	536,000	Year End Roll	1/3/2017
2016	101	FV	181,200	0	7,900.	302,200	483,400	483,400	Year End	1/4/2016
2015	101	FV	180,300	0	7,900.	262,800	443,100	443,100	Year End Roll	12/11/2014
2014	101	FV	180,300	0	7,900.	243,100	423,400	423,400	Year End Roll	12/16/2013
2013	101	FV	180,300	0	7,900.	231,300	411,600	411,600		12/13/2012

## Parcel ID

179.0-0006-0019.0

!14123!

## PRINT

Date	Time
12/11/20	04:00:01
07/27/18	11:22:40
	apro
	14123

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIZZO IRENE-ET	49974-404		8/21/2007	Family		1	No	No	
	13690-441		5/1/1979		75,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2007	853	Re-Roof	1,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Measured	163	PATRIOT
1/5/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 19 - Ranch				Full Bath: 1	Rating: Average			EST BMT.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: LT GREEN				A Kits:	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1957	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct:	Fact:	.		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wall: 1 - Drywall	Functional:		%	Interior:		1	6	2													
Sec Int Wall:	Economic:		%	Additions:																	
Partition: T - Typical	Special:		%	Kitchen:																	
Prim Floors: 3 - Hardwood	Override:		%	Baths:																	
Sec Floors:	Total:	31	%	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar: 2				General:																	
Electric: 3 - Typical				Totals	1	6	2														
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 179.0-0006-0019.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:					Total Special Features:								Total:							